

# THIS IS SOHO

# SOHO - SHOP TO LET

8 BERWICK STREET, SOHO, LONDON, W1



## LOCATION

The shop is located in the heart of Soho on Berwick Street which is famous for innovative retailers, music, the food market, fashion, fabric shops and vinyl record shops. The shop is adjacent to **So High Soho** with **GCDS**, **Supreme** and **Palace** located nearby.

Local heroes include **Gosh! Comics**, **Ember Yard**, **Sister Ray** as well as fashion names including **Oliver Spencer**, **Footpatrol**, **Chris Kerr**, **Universal Works**, **Nudie Jean**, **Sandqvist** and **Folk**.

**Duck & Rice** and **Flat White** are hubs for Soho-ites. Fabric shops have a long history in the street, supplying some of the country's top fashion designers and vinyl record shops are still a haven for those seeking something rare.

## ACCOMMODATION

The premises are arranged over ground floor only and provide the following approximate net internal floor areas:

Ground:	460 sq ft	<b>42.7 sq m</b>
<b>Total:</b>	<b>460 sq ft</b>	<b>42.7 sq m</b>

## TENURE

The shop is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. In accordance with other lettings on the Estate, the lease will be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## RENT

Subject to contract, rental offers are invited in the region of £65,000 per annum exclusive of rates, service charge, VAT (if applicable) and all other outgoings.

## SERVICE CHARGE & INSURANCE

The service charge for the current financial year is estimated at £1,644. The insurance is estimated at £304.70 per annum.

## RATES

We are verbally advised by the local authority the premises have been assessed for rating purposes as follows:

Rateable Value (2017)	£19,000
UBR (2020/2021)	51.2p
Rates Payable (2020/2021)	£9,728

Interested parties are advised to verify the above with the local authority.

## ENERGY PERFORMANCE CERTIFICATE

77 Band D (76-100)

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this letting.

## VIEWING

By appointment through sole agent:



**Hanover Green Retail** - 020 3130 6400

Matthew Hyland - MHyland@Hanovergreen.co.uk

Ben Selwyn - BSelwyn@Hanovergreen.co.uk

Hannah White - HWhite@Hanovergreen.co.uk

## USEFUL LINKS

[Thisissoho.co.uk](http://Thisissoho.co.uk)

[@ThisIsSoho](https://www.instagram.com/ThisIsSoho)

Misrepresentation Act 1967 and Property Misdescriptions Act 1991 Hanover Green Retail LLP and their clients give notice that:

i) These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact.





ii) No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, outgoings quoted are exclusive of VAT.

iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.


**Shaftesbury**

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